



Connells

Rosebank Road
Countesthorpe Leicester

Rosebank Road Countesthorpe Leicester LE8 5QY

for sale
£280,000



Property Description

Countesthorpe is a large village and civil parish in the Leicestershire district of Blaby. The village boasts its own church which still has the 14th century tower. The village has public houses, two small supermarkets and an award winning Indian restaurant. Countesthorpe provides schooling for all ages with Greenfield Primary and Countesthorpe Academy.

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

Located in a sought-after area, this attractive semi-detached house offers comfortable family living with three bedrooms, a kitchen/diner and a conservatory overlooking the rear garden. The property also benefits from a garage & delightful open field views at the rear. Viewing is highly recommended.

Entrance Porch

There is a door to the front of the property, door through to the lounge and central heating radiator.

Lounge

With a double glazed window to the rear of the property, central heating radiator, fireplace and stairs rising to the first floor.

Kitchen/Dining Room

Fitted with wall and base units, work surfaces housing the sink drainer, oven and hob with cooker hood over, plumbing for a washing machine, central heating radiator, door to the side of the property, double glazed window to the rear and French doors through to the conservatory.

Conservatory

With double glazed windows to the rear and side and French doors leading out to the garden.

First Floor Landing

With stairs rising from the lounge, loft access and double glazed window to the side of the property.

Bedroom One

With a double glazed window to the front of the property, central heating radiator and built in wardrobes, drawers and bedside tables

Bedroom Two

With a double glazed window to the rear of the property and central heating radiator.

Bedroom Three

With a double glazed window to the front of the property and central heating radiator.

Shower Room

There is a shower cubicle, wash hand basin, wc, tiled walls, central heating radiator and double glazed window to the rear of the property.

Outside

At the front of the property there is a lawned garden with mature shrubs, and a driveway which leads to the garage.

The rear garden has a lawn, paved patio seating area, flower beds, shed and fenced surrounds.

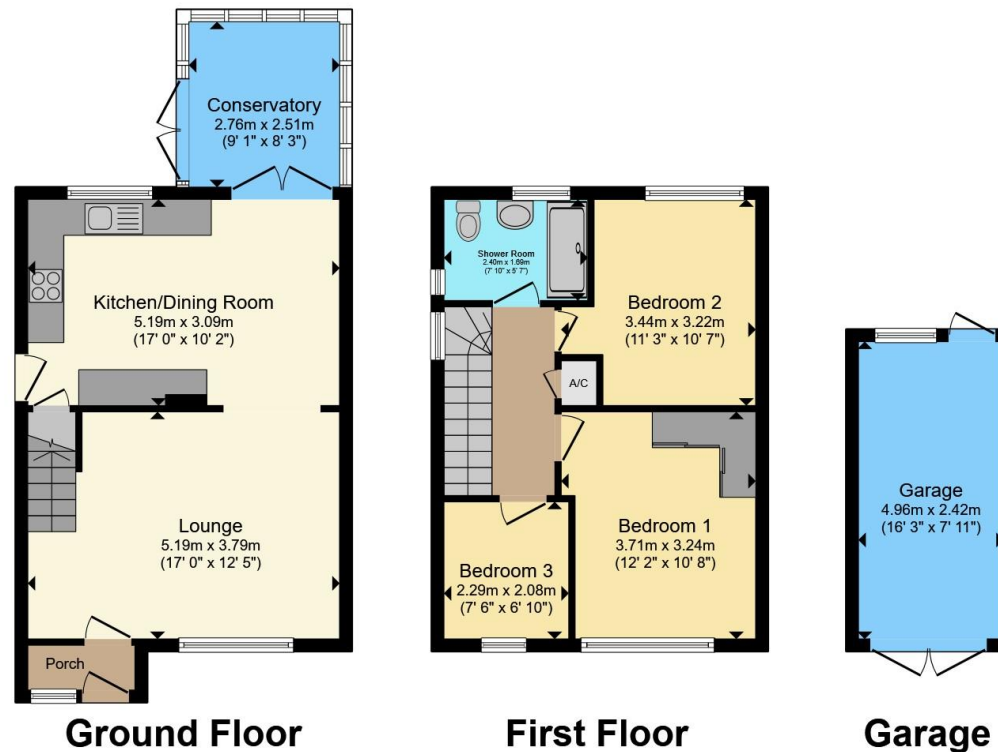
Garage

Has double doors to the front, window and door at the rear and power and lighting.









Total floor area 97.0 m² (1,044 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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directions to this property:

Proceed out of Blaby along Winchester Road and turn left onto Hospital Lane. At the end of the road turn right onto Leicester Road, then left onto Foston Road and right onto Rosebank Road where the property is located.

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BLA310157



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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